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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3/8 York Street, Glenroy

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$550,000

&

\$590,000

### Median sale price

Median price

\$510,000

\*Unit

X

Suburb

Glenroy

Period - From

JAN 2017

to

MAY 2017

Source

Realestate.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 3/35 Gladstone Parade, Glenroy	\$560,000	12/2016
2 - 1/26 York Street, Glenroy	\$595,000	05/2017
3 - 1/83 Station Road, Glenroy	\$525,000	05/2017